



View across Cane Garden Bay on arrival

Makere House & Cottage

Soldier Hill, Cane Garden Bay, Tortola

British Virgin Islands

Freehold | 0.75 acres | \$1,495,000



View from Makere House 12ft deck

Located on Soldier Hill, 400 feet above Cane Garden Bay, Makere House and Cottage enjoy breath taking views over the beach, surrounding islands and Caribbean Sea. With gentle breezes, tropical shaded gardens and a private swimming pool, Makere House and Cottage represent a once in a life-time opportunity to own a stunning Caribbean vacation home and profitable short-term rental investment.



Makere House with pool below



Dining on the Makere House deck



Makere House open kitchen and living room

The Property

Both villas have been built in the 'Caribbean Style' with wooden decks, blue shutter windows, white walls and terracotta-tiled floors creating a clean and simple environment. Both are very spacious containing a master bedroom with king-size bed, bathroom, living room, fully equipped kitchens and covered decks.

Makere House is on the upper arrival level at the end of a short gated drive with ample parking for two cars. The cottage, swimming pool and sun terrace are on the lower level accessed by a short flight of lit steps through the banana trees.

Makere House

The signature feature of Makere House is its 12-foot wide wrap around covered deck and stunning views along the north coast of Tortola and across the sea to the US Virgin Islands of St John and St Thomas in the distance.

The centre of the house is the open kitchen and living room, connected by a breakfast bar, providing the perfect environment in which to talk and relax together. The living room has a pull out sofa bed if required. The master bedroom opens onto the deck and has a king-size bed, its own en-suite bathroom and plenty of built-in closet space.

Makere Cottage

The cottage is just as spacious. The master bedroom has a king-size bed, day bed and plenty of closet space. The living room can be converted to a second bedroom with pull out sofa bed for a couple or two single beds for children. Both the bedroom and living room adjoin a 10-foot covered deck. The kitchen is fully stocked with all modern requirements and there is a large private bathroom.

The swimming pool and sun terrace are on the same level as the cottage offering a welcome escape from the Caribbean heat and a lovely focal point for both villas.



Morning sun breaking on West End, Tortola and St John



Makere Cottage with Sage Mountain Behind



View from Makere Cottage deck



Makere Cottage master bedroom

Rental Income

Makere House and Cottage have been let profitably for short-term vacation rental since January 2011 with an average occupancy of 35 weeks per year. The property is advertised on VRBO, HomeAway and Flipkey will all enquiries and bookings managed by the owners. The property has its own property manager, maid service and gardener in place to look-after the guests during their stay.

In order to carry out vacation rentals in the British Virgin Islands a licence is required which can be applied for during the purchasing process. Full details and management accounts can be provided on request.
www.vrbo.com/391477

The Purchasing Process

To purchase a property in the British Virgin Islands a Non-Belonger Land Holding Licence is required. Typically, approval may take between three and six months to obtain and therefore the agreement to purchase a property is contingent upon the land holding license being obtained by the purchaser.

On the transfer of title to a property a one-off stamp duty of 12% of the contracted price is payable by the purchaser. Land tax at the rate of \$150 per annum is charged for the first one acre and \$50 for any additional acreage thereafter.

The Location

With its central location Makere Cottage is an ideal setting from which to explore the island. Tortola is best known for its secluded beaches with their gentle surf, golden sands and tall overhanging palm trees. The beaches of Cane Garden Bay and Brewers Bay are both a short 5-minute drive away down opposite sides of Solider Hill. They contrast each other perfectly. Cane Garden Bay offers lively bars and restaurants whilst Brewers Bay is peaceful and quiet with superb swimming and snorkelling. If you want to visit the capital Road Town to shop or take ferries to the many other islands, it too is only a 15-minute drive away.

Property Information

A once in a life-time opportunity to own a stunning Caribbean vacation home and profitable short-term rental investment.

- \$1,495,000
- Vacation rental with average bookings of 35 weeks per annum
- Freehold
- 0.75 acres
- Elevation 400 feet
- 2,500 square feet of living space comprising two 1 bedroom villas each with bathroom, living room kitchen and private balcony
- 25 x 12' chlorine filtered swimming pool with surround sun terrace
- Grass lawn with lush tropical garden and fruit trees
- Gated private drive with parking for two vehicles
- 5 minutes to Cane Garden Bay and Brewers Bay beaches
- 10 minutes to capital Road Town
- 20 minutes to West End ferry terminal
- 45 minutes to international airport

Video link: youtu.be/ZxWKC2k3Lz0

For further information please contact:

Adam and Tina Richards

T: +44 (0) 1794 389 168

M: +44 (0) 7780 703 212

adam.richards33@gmail.com

